140.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,700 / 935,700
					USE VALUE:	935,700 / 935,700
					ASSESSED:	935,700 / 935,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73	-75	GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMERLY JESSICA JANE
Owner 2:	
Owner 3:	
Street 1:	75 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAMERLY JOANNE M -
Owner 2:	VANKANAN IRENE -
Street 1:	135 WALKER POND ROAD
Twn/City:	STURBRIDGE
St/Prov:	MA Cntry:
Postal:	01566

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2358 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	524,000	4,300	407,400	935,700
Total Card	0.124	524,000	4,300	407,400	935,700
Total Parcel	0.124	524,000	4,300	407,400	935,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.82 /Parcel: 396.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90225
GIS Ref:
GIS Ref:
Insp Date: 12/01/17

!10845!

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	524,000	4300	5,400.	407,400	935,700		Year end	12/23/2021
2021	104	FV	499,900	4300	5,400.	407,400	911,600		Year End Roll	12/10/2020
2020	104	FV	499,900	4300	5,400.	407,400	911,600	911,600	Year End Roll	12/18/2019
2019	104	FV	372,500	4300	5,400.	407,400	784,200	784,200	Year End Roll	1/3/2019
2018	104	FV	372,500	4300	5,400.	360,800	737,600	737,600	Year End Roll	12/20/2017
2017	104	FV	349,100	4300	5,400.	302,600	656,000	656,000	Year End Roll	1/3/2017
2016	104	FV	349,100	4300	5,400.	302,600	656,000	656,000	Year End	1/4/2016
2015	104	FV	310,500	4300	5,400.	261,900	576,700	576,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:26:38

LAST REV

Date	Time
10/26/20	11:00:47
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10845

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMERLY JOANNE	73279-481	1	9/13/2019	Family	600,000	No	No		
HAMERLY JOANNE/	73279-479	1	9/13/2019	Convenience	99	No	No		
HAMERLY JOANNE	31767-281		4/2/2000	Convenience	1	No	No		
	7601-255		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/28/2020	1003	Insulate	6,027	C				
6/28/2016	895	Wood Dec	11,000					rebuild wdk
12/28/2004	1207	Siding	15,200					12 windows

ACTIVITY INFORMATION

Date	Result	By	Name
1/2/2020	SQ Returned	JO	Jenny O
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	201	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
11/22/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	70.	1.08	8									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit: | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09529257
Const Adj.:	0.99683028
Adj $ / SQ:	196.528
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643683
Depreciation:	119725
Depreciated Total:	523958

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

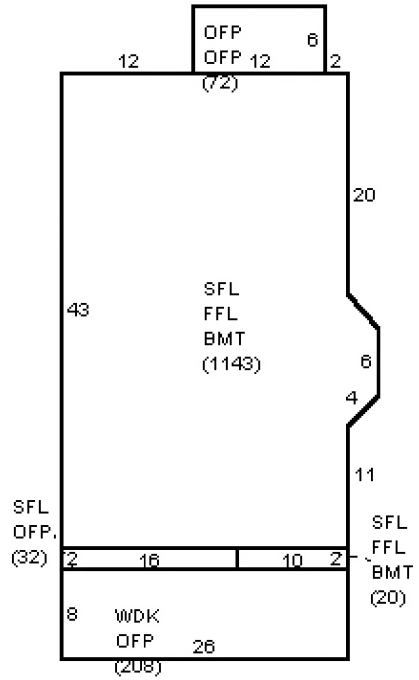
No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.53
Special Features:	0	Val/Su Net:	127.40
Final Total:	524000	Val/Su SzAd	222.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,195	196.530	234,851
BMT	Basement	1,163	58.960	68,569
FFL	First Floor	1,163	196.530	228,562
OFP	Open Porch	384	20.730	7,961
WDK	Deck	208	10.770	2,241

Net Sketched Area:	4,113			Total:	542,184
Size Ad	2358	Gross Area	4113	FinArea	2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1914	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc